

Petition 2021-092 by Charlotte-Mecklenburg Hospital Authority

To Approve:

The petition is found to be **consistent** with the adopted *Midtown Morehead Cherry Area plan* (2012) recommendation of residential/office/retail for a portion of the site and **inconsistent** with the plan recommendation of residential/office for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the overall uses of residential, office, and retail and envisions a mix of uses across the rezoning area.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail for most of the site. While the plan recommendation for retail does not continue to the southern portion of the site, retail uses would be compatible with the surrounding existing development.
- The petition is within the pedestrian overlay which encourages more intense development and redevelopment along existing business corridors including E. Morehead and S. McDowell.
- Numerous transportation improvements along the adjacent rights-of-ways will improve the walkability of this area and access around the uptown I-277 loop.
- The redevelopment of the site could facilitate the creation of a vibrant center with a mix of uses ranging from education, retail, hospitality, residential, and office.

The approval of this petition will revise the adopted future land use as specified by the *Midtown Morehead Cherry Area Plan*, from residential/office to residential/office/retail for a portion of the site.

To Deny:

The petition is found to be **consistent** with the adopted *Midtown Morehead Cherry Area plan* (2012) recommendation of residential/office/retail for a portion of the site and **inconsistent** with the plan recommendation of residential/office for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan encourages future development to contribute to the overall viability and livability of Center City.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: